



# ***BUILDING CONTROL NEWSLETTER***



## **MARCH 2009 ISSUE 9**

*Welcome to the March edition of the Building Control newsletter.*

*We hope you are enjoying our newsletters and our finding them useful. If you have picked up this newsletter in our office or have seen a copy of a colleague's, and you are interested in a regular copy then we can add your details to our mailing list. Please send your details to [building.control@fdean.gov.uk](mailto:building.control@fdean.gov.uk) Otherwise please visit [www.fdean.gov.uk](http://www.fdean.gov.uk) and follow the links to the Building Control where our newsletter can be found online.*

*We would also like to bring to your attention that the Building Control Department has placed a link on our front page so you can now get access to all the current Building Regulations Documents.*

### **VAT**

*Following on from the Governments kind reduction in the rate of VAT to 15%, our fees have been adjusted to suit. Please remember to add 15% and not the old 17.5% when making your applications, as we have to refund the difference back to yourselves. A copy of the fee have been put on our website, and you all should have received a copy via email*

### **Seminar by Tyvek**

*Thanks to those who attended the excellent seminar by Tyvek Breather Membranes, we hope you found it useful, I am happy to answer any questions in relation to this seminar, or any other Seminars that you have attended in the offices.*

## **Survey Report**

*Just a reminder that over the last couple of months we have sent out over 150 copies of our survey, after receiving some of them back we have produced a report to indicate how the public see the Building Control Service. The results can be seen on our website.*

*Please also take time to visit our web site and fill in one of our customer Surveys your views will be greatly appreciated.*

*Any other comments would be appreciated and can be forwarded to [simon.drake@fdean.gov.uk](mailto:simon.drake@fdean.gov.uk)*

## **Sap Ratings, TER and DER Calculations and EPC Certification**

*Good news for anyone wishing to have Sap Ratings, TER and DER's carried out on their new property, or barn conversion. The FODDC have agreed that this will become a part of their services as from APRIL 1<sup>st</sup> 2009. EPC will also be carried out on Completion. The cost for this service will be approximately £100 plus VAT.*

## **Your Questions Answered**

### **Question**

*What is the Party Wall Act?*

### **The Party Wall etc. Act 1996**

*The Act provides a framework for preventing and resolving disputes, which may arise between neighbouring owners, in relation to the construction and repair of party walls and boundary walls, and excavations near neighbouring buildings. If you intend to carry out work which involves:*

- Work on an existing wall shared with another property*
- Building on the boundary with a neighboring property*
- Excavating near a neighboring building*

*You must give the adjoining owners notice of your intentions in a way set down in the Act. Adjoining owners can agree or disagree with what is proposed (silence is taken as dissent). Where there is a disagreement the Act provides for the resolution of disputes.*

A Copy of the Party Wall Act guidance document can be obtained from [simon.drake@fddean.gov.uk](mailto:simon.drake@fddean.gov.uk)

## Question

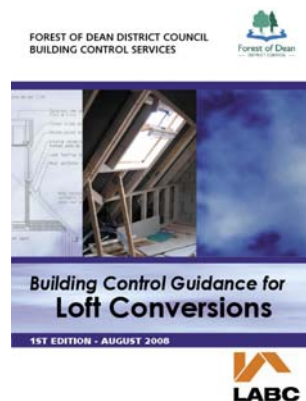
### **What are the Construction Products Regulations 1991?**

*The Construction Products Regulations, which came into force on 27 December 1991, implement the Construction Products Directive, and apply to products produced for incorporation in a permanent manner in construction works.*

*The Regulations require products to have such characteristics that the works in which they are incorporated can, if properly built, satisfy any essential requirements which apply to the works. Products, which bear the CE marking, will be presumed to satisfy this requirement, unless there are reasonable grounds for suspecting that this is not the case (e.g. the product has been damaged) or for suspecting that the CE marking has not been affixed in accordance with the provisions of Regulation 5 of the Regulations. The Regulations were amended in 1994 by the Construction Products (Amendment) Regulations.*

## Our Guidance Documents

The following three documents have been produced by the Forest of Dean District Council's Building Control Department to help you complete your Building Regulations application. Or to simply give guidance to a house holder when carrying out a building project. Please feel free to contact us for your copy on 01594 812352



*If you have any building regulation related questions please let us know*